

City of West Lafayette, Indiana
Community Development Block Grant
Consolidated Annual Performance and Evaluation Report
July 1, 2007 - June 30, 2008
Year 3 of the 2005-2009 Consolidated Plan

Public Comment Period: September 12 through September 26, 2008

Prepared by:

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City of West Lafayette Consolidated Annual Performance and Evaluation Report for 2007-2008 Program Year Third Year of 2005-2009 Plan

GENERAL

The following places on record the performance and evaluation of West Lafayette Community Development Block Grant activities for the time period of July 1, 2007 through June 30, 2008. The activities were developed in the 2007 One Year Action Plan, the third year of the 2005-2009 Lafayette-West Lafayette Consolidated Plan. This report does not report on HOME program activities which are administered by the City of Lafayette.

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Consolidated Annual Performance and Evaluation Report Summary: City of West Lafayette - 2007-2008 Program Year										
IDIS Activity #	Project/Activity Name & Description	Priority Need	National Objective/ Objective #	Project Status	Grant Year Funded	Outcome/Objective	1 Year Outcome Indicators Anticipated/ Actual	Additional Accomplishments	Funds Budgeted for FY 2007	FY 2007 Expenditures
CDBG HOUSING										
Housing Initiatives										
Plan Objective: Provide affordable homeownership opportunities. To preserve, revitalize and stabilize neighborhoods through increased homeownership and housing rehabilitation activities.										
1924	<u>Acquisition/Rehabilitation</u>	High	LMH/DH2.1			Affordability for the purpose of providing decent housing	4 Units Anticipated / 6 Units Completed		\$55,392.84	
1825	249 Lincoln Street			Cancelled	2004			Property sold to private developer due to extensive rehabilitation costs.	\$0.00	\$0.00
1842	200 West Stadium			Cancelled	2003			Property developed and sold at market due to extensive rehabilitation costs.		\$0.00
1873	283 Crum Court			Complete	2005		1	Closing was held & final invoices paid.	\$16,652.91	\$16,652.91
1890	474 Maple Street			Complete	2005		1	Closing was held.	\$0.00	\$0.00
1917	342 Lawn Avenue			Underway	2006			Rehabilitation complete & property for sale.	\$32,676.17	\$32,676.17
1918	210 W Stadium Avenue			Complete	2006		1	Closing was held & final invoices paid.	\$78.67	\$78.67
1919	619 Rose Street			Complete	2006		1	Rehab completed and property sold.	\$76,511.29	\$76,511.29
1921	240 Schilling Drive			Complete	2006		1	Closing was held.	\$0.00	\$0.00
1923	460 Maple Street			Underway	2006			Rehabilitation is being accomplished with HOME funds.	\$0.00	\$0.00
1938	267 East Sunset			Underway	2007			Rehabilitation is being accomplished with HOME funds.	\$55,082.07	\$55,082.07
1940	224 Dehart Street			Complete	2007		1	Minimal rehabilitation was completed & property was sold.	\$95,495.87	\$95,495.87
1942	1105 Riverton Street			Underway	2007			Rehabilitation is being accomplished with HOME funds.	\$54,746.19	\$54,746.19
1943	214 Connolly Street			Underway	2007			Rehabilitation is being accomplished with HOME funds.	\$104,385.31	\$104,385.31
	<u>Homebuyer Assistance</u>	High	LMH/DH-2.2			Affordability for the purpose of providing decent housing	1 Unit Anticipated / 0 Units Completed			
	<u>Homeowner Major Rehab Assistance</u>	High	LMH/DH-2.3			Affordability for the purpose of providing decent housing	1 Unit Anticipated / 0 Units Completed			

Executive Summary

IDIS Activity #	Project/Activity Name & Description	Priority Need	National Objective/ Objective #	Project Status	Grant Year Funded	Outcome/Objective	1 Year Outcome Indicators Anticipated/ Actual	Additional Accomplishments	Funds Budgeted for FY 2007	FY 2007 Expenditures
	Homeowner Minor Rehab/Major Systems Repair Assistance		LMH/DH-1.1			Accessibility for the purpose of providing decent housing	1 Unit Anticipated / 2 Units Completed			
1893	137 Knox Drive			Complete	2005		1	Repair Assistance	\$0.00	\$0.00
1939	723 North Chauncey Street			Complete	2007		1	Repair Assistance	\$43.00	\$43.00
						Housing Initiatives Total Expenditures:				\$435,671.48
CDBG NONHOUSING										
Public Facilities: Improvements and Architectural Barrier Removal										
Plan Objective: To preserve, revitalize and stabilize neighborhoods through infrastructure and public facilities that serve low to moderate income persons.										
<i>Infrastructure</i>										
1925	Curb & Sidewalk Program:	HIGH	LMA/SL-3.1		2007	Sustainability for the purpose of creating Suitable Living Environments	# of persons that no longer have access to substandard infrastructure		\$21,102.05	
1900	Salisbury Street Curb & Sidewalk Project - Phase II (Lutz to Columbia)			Underway	2006		1,870 / 0	6,476 SF sidewalk, 1300 LF curb, 12 drive/alley aprons were replaced and 6 universal access ramps were installed.	\$108,437.00	\$52,255.64
1916	Salisbury Street Curb & Sidewalk Project - Phase I (Stadium to Lutz)			Complete	2005		1,390 / 1,390	3,798 SF sidewalk, 1,375 LF curb & 8 drive/alley aprons were replaced and 6 universal access ramps were installed.	\$77,276.73	\$77,276.73
1941	Friendship House Sidewalk Connection			Budgeted	2007		1540/0		\$14,017.50	\$0.00
						Infrastructure Total Expenditures:				\$129,532.37
<i>Community Facilities</i>										
	Neighborhood Parks	HIGH	LMA/SL-1.1			Accessibility for the purpose of creating Suitable Living Environments	# of persons that will have access to a new neighborhood park.			
1901	Lincoln Neighborhood Park Development - Phase 2			Complete	2006		1,390 / 1,390	Safety and Pet Signs along with Landscaping were added this year.	\$9,402.55	\$9,402.55
<i>Rehabilitation of Other Public Facilities</i>										
1902	Fire Station #1 - Exterior Masonry Repair	HIGH	LMA/SL-3.2	Underway	2006	Sustainability for the purpose of creating Suitable Living Environments	8,986 persons will no longer have access to a substandard facility	Additional funding from FY 2008 is required to complete the project.	\$7,563.00	\$0.00

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1903	Home With Hope - Kitchen Renovation Project	HIGH	LMC/SL-1.2	Complete	2006	Accessibility for the purpose of creating Suitable Living Environments	28 persons no longer have access to a substandard facility	Reimbursement was made for the 2006 kitchen equipment purchases.	\$4,710.00	\$4,710.00
Public Services Community Facilities Total Expenditures: \$14,112.55 Public Facilities, Improvements and Architectural Barrier Removal Total Expenditures: \$143,644.92										
Plan Objective: To provide for the human infrastructure stabilization. Support public services that serve homeless or serve other emergency need, promote self-sufficiency or assist lower to moderate income persons in removing barriers to employment or sustaining employment; serve elderly population that enable them to remain self-reliant and in their own homes and provide basic services unaffordable to lower to moderate income persons.										
Homeless Services HIGH LMC To provide access to a suitable living environment										
Outreach, Intake and Assessment (Includes Prevention Services)										
1907	LTHC Supportive Services		SL-2	Complete	2006	Affordability of the service	843	676 duplicated persons	\$2,000.00	\$2,000.00
1929				Underway	2007		310	509 duplicated persons	\$4,000.00	\$3,000.00
							1,000 / 1,153			
Emergency Shelters Report Period Totals Availability/Accessibility of the service										
1904	Lafayette Urban Ministry; Emergency Homeless Shelter		SL-1.2	Complete	2006		38	83 duplicated persons	\$550.00	\$550.00
1926				Underway	2007		311	1,018 duplicated persons	\$6,600.00	\$6,050.00
							250 / 349			
Report Period Totals Homeless Day Shelter							113	410 duplicated persons	\$1,505.00	\$1,505.00
1927				Underway	2007		325	1,191 duplicated persons	\$6,020.00	\$4,515.00
YWCA-DVIPP: Domestic Violence Intervention Prevention service & Emergency Shelter Report Period Totals							13	1 duplicated person	\$787.50	\$787.50
1931				Underway	2007		16	3 duplicated persons	\$3,150.00	\$2,362.50
Transitional Housing Report Period Totals Availability/Accessibility of the service							08 / 029			
1906	Lafayette Transitional Housing Center		SL-1.2	Complete	2006		131	88 duplicated persons	\$3,750.00	\$3,750.00
1928				Underway	2007		214	137 duplicated persons	\$7,500.00	\$5,625.00
							25 / 345			
Report Period Totals Food Bank							1,138 unduplicated persons and 1,275 duplicated persons	23,682 meals were provided with 30,786 pounds of food provided for 6 agencies.	\$902.50	\$902.50
1930				Underway	2007		1,204 unduplicated persons and 3,336 duplicated persons	85,395 meals provided with 111,014 pounds of food provided for 5 agencies.	\$3,610.00	\$2,707.50
Report Period Totals							1,583 / 2,342			

Executive Summary

IDIS Activity #	Project/Activity Name & Description	Priority Need	National Objective/ Objective #	Project Status	Grant Year Funded	Outcome/Objective	1 Year Outcome Indicators Anticipated/ Actual	Additional Accomplishments	Funds Budgeted for FY 2007	FY 2007 Expenditures
	Self-Sufficiency & Work Related Services	HIGH	LMC							
1912	Family Services: Self-Sufficiency Program		SL-1.3	Complete	2006	Availability/Accessibility to provide access to a suitable living environment	0	6 duplicated persons	\$333.32	\$333.32
1934				Underway	2007		29	139 duplicated persons	\$4,000.00	\$3,666.6
1910	Tippecanoe County Child Care: Day Care Subsidies		EO-3	Complete	2006	Report Period Totals To sustain economic opportunities	05 / 29	17 duplicated persons	\$1,695.83	\$1,695.8
1932				Underway	2007		28	312 duplicated persons	\$20,121.00	\$18,444.2
1911	Community Health Clinic: Health Referral		EO-3	Complete	2006	To sustain economic opportunities	20 / 28	1 duplicated persons	\$750.00	\$750.0
1933				Underway	2007		8	3 duplicated persons	\$3,000.00	\$2,250.0
	Elderly Services	HIGH	LMC/SL1.4			Report Period Totals Availability/Accessibility of the service to provide a suitable living environment	20 / 13			
1913	Family Services: Homemaker Services			Complete	2006		1	12 duplicated persons	\$291.68	\$291.6
1935				Underway	2007		24	165 duplicated	\$3,500.00	\$3,208.3
1914	Tippecanoe County Council on Aging: Care-A-Van			Complete	2006	Report Period Totals	15 / 25	457 duplicated elderly persons	\$1,450.00	\$1,450.0
1936				Underway	2007		17	1,465 duplicated elderly persons	\$5,800.00	\$4,350.0
						Report Period Totals	35 / 23			
	Program Administration					Public Services Total Expenditures:				\$70,195.0
1898		NA	NA	Complete	2006		NA	NA	\$17,143.13	\$17,143.1
1937		NA	NA	Underway	2007		NA	NA	\$80,000.00	\$68,625.0
						Program Administration Total Expenditures:		Totals	\$912,033.11	\$735,279.6

Summary of Resources

2007 CDBG Entitlement Grant	\$ 448,678.00
Unexpended From Previous Year	\$ 149,268.58
Program Income	\$ 314,086.53
Total Available	\$ 912,033.11
Total Expenditures as of June 30, 2008	\$ 735,279.67
Unexpended balance	\$ 176,753.44

General Questions

1. *Assessment of the one-year goals and objectives:*
 - a. *Describe the accomplishments in attaining the goals and objectives for the reporting period.*
 - b. *Provide a breakdown of the CPD formula grant funds spent on grant activities for each goal and objective.*
 - c. *If applicable, explain why progress was not made towards meeting the goals and objectives.*

In this report period the City of West Lafayette carried out the activities and projects as anticipated in the 2007-2008 One Year Action Plan. Any delays in the implementation or the completion of the projects in this year were due to the specifics as discussed in the following sections.

The above executive summary provides a complete breakdown of CDBG funds spent on each activity, the goals and objectives anticipated and the actual accomplishments.

CDBG Housing

Housing Initiatives: Objective: The affordability and accessibility for the purpose of providing decent housing. This is accomplished through four activities that provide homeownership opportunities through the acquisition, rehabilitation and resale of housing or direct homebuyer assistance and the elimination of substandard housing by providing safe and decent housing through rehabilitation or repair assistance to lower to moderate income families. All rehabilitation activities require code compliance, address lead hazards and increase energy conservation when applicable. Increasing homeownership impacts neighborhood stabilization by slowing the conversion of owner occupied housing to Purdue student oriented rentals. The housing programs are administrated by New Chauncey Housing, Incorporated (NCHI).

Acquisition/Rehabilitation. High Priority. Goals: 4 units to be completed.
 Actual Accomplishments: 6 projects completed with 5 projects underway. Total CDBG funds expended for purchase and rehab: \$435,628.48

1 project had been sold and the closing was pending at the end of the report period. The rehabilitation of 1 property has been completed and is for sale. Remaining properties are undergoing rehabilitation.

The property at 249 Lincoln Street was sold by NCHI to a private developer who continues the rehabilitation of the single family dwelling. As reported in the previous report year, this house was purchased to obtain the adjacent vacant lot for the Lincoln Street Park with the intent to separate the lots and rehab and resell the house. The house was found to have significant problems and the rehabilitation bids exceeded the

HOME subsidy limits and the estimated total costs would be twice the estimated after rehab value. The proposed use as part of the park was investigated; however the property is a historic resource and there were objections to the demolition by the State Historic Preservation Office and Indiana Landmarks Foundation. As a compromise, the property was sold to a private developer who intends on protecting the historic resource and developing it. It is not known at this time, however it is unlikely that it will be an affordable project due to the rehabilitation costs. This property was sold to stop NCHI's losses.

Direct Homebuyer Assistance: High Priority. Goals: 1 unit to be assisted.

Accomplishments: There were no projects in this program year. Total CDBG funds expended: \$0.00.

Homeowner Major Rehabilitation Assistance: High Priority. Goals: 1 unit to be assisted.

Accomplishments: 0 units assisted. Total CDBG funds expended: \$0.00.

Homeowner Minor Rehabilitation/Repair Assistance: High Priority. Goals: 1 unit to be assisted. Accomplishments: 2 units assisted and completed. One unit pending from previous report period. Both units were elderly households. Total CDBG funds expended: \$43.00.

Assessment: NCHI acquisition/rehab activity exceeded the anticipated goals; however completing the projects in a timely manner continues to be a problem. In this year, the housing market and concerns with mortgage availability affected some of NCHI's clients and slowed the process. This also may be a contributing factor in the lack of activity in direct homebuyer assistance. A second factor in slow production continues to be the lack of lead safe trained contractors. The lack of trained contractors interested in this work limits our bid solicitation and affects competitive rehab costs. With over a hundred trained contractors in the area, active interest in this work is limited to 2 to 3 contractors and no additional contractors have received training. We continue to work with the Lafayette Consortium on lead training issues, specifically on how to create contractor interest.

The reason for the lack of rehabilitation activity is unknown. The City has recommended that NCHI increase marketing of this program and the direct homebuyer assistance programs and the expansion of activities city wide may produce more activity.

Repair assistance met the goal of 2 completed; however one was pending from last year. The new project was very limited in scope and was related to Code Enforcement activities by the City. The City has recommended that NCHI increase marketing of this program, possibly with the County Council on Aging and with Area IV Agency on the Aging.

As reported for the last couple of years, capital funding is not a limiting factor in housing production for NCHI.

CDBG Non Housing

Public Facilities: Improvements and Architectural Barrier Removal

Infrastructure: Sidewalk and Curb Program

Objective: Sustainability for the purpose of creating a suitable living environment for low to moderate income residents and the stabilization and revitalization of neighborhoods through improvements to sidewalks and curbs. High Priority.

Goals: 1 project that would provide new sidewalk and curb to 1,390 persons.

Accomplishments: The Salisbury Street Curb and Sidewalk Project, Phase 1 (Stadium to Lutz) was completed with the replacement of 3,798 SF of sidewalk, 1,375 LF of curb and 8 driveway/alley aprons and the installation of 6 access ramps that serve 1,390 low moderate income persons. Total CDBG funds expended: \$77,276.73.

Phase II of the Salisbury Street Project (Lutz to Columbia) was underway at the end of the report period with partial payment made in the amount of \$52,255.64. When completed 1,870 persons will no longer have substandard infrastructure through the replacement of 6,476 SF of sidewalk, 1,300 LF of curb and 12 driveway/alley aprons and the installation of 6 access ramps.

The 2007-08 One Year Action Plan was amended to include a sidewalk/accessibility project in Census Tract 51, Block Group 2, an area which has 61.5% low moderate income persons (1,540 persons). This is a connector sidewalk to the Parks and Recreation Trail system and will also serve a Section 202 elderly project, Friendship House. This project was underway at the end of the report period.

Community Facility Development: Neighborhood Parks – Lincoln Street

Objective: Accessibility for the purpose of creating a suitable living environment and the stabilization and revitalization of neighborhoods through projects that improve the quality of life for the residents. High Priority. Goals: 1,390 Persons will have access to a new neighborhood park. All of the work is completed and final payments have been made. Total CDBG funds expended in this report period: \$9,402.55. Total CDBG funds expended on the project land acquisition and development was \$231,290.55.

The development of the neighborhood park took longer than expected since it involved the acquisition of two parcels and the necessity of spreading the development costs over a number of program years. Another issue involved the proposed demolition of a house on an adjacent lot, which eventually was not included in the project due to the house being a historic resource. Working through the historic process delayed the overall project.

Community Facility Development: Rehabilitation of Other Public Facilities

Fire Station #1 – Exterior Masonry Rehabilitation. Objective: Sustainability for the purpose of creating a suitable living environment for low to moderate income residents served by the facility. Goals: 8,986 people served. In the 2006 program year architectural work including the assessment of the masonry and the development of work specifications were completed. \$7,563.00 dollars in funding remains for the work, which will occur with funds allocated to the project in the 2008-09 program year.

Home with Hope – Kitchen Renovation Project. Objective: Accessibility for the purpose of creating a suitable living environment for low to moderate income persons residing at transitional halfway house for those recovering from substance abuse. Goals: 28 residents to be served. Accomplishments: The funds were limited to the purchase of the permanent kitchen equipment which was done in the 2006-07 program and reimbursement made in this program year. Total CDBG funds expended: \$4,710.00.

Economic Development

As stated in the Consolidated Plan the use of the limited CDBG resources is directed to the "bricks and mortar" projects and social service needs and not for direct activities to create jobs. Job creation or retention may be created in CDBG funded housing and infrastructure construction projects, but they are an indirect benefit and not significant enough to set as a goal or objective. The City has chosen not to utilize CDBG funds for economic development because of the limited amount of funds available and in part to the university student demographics. Furthermore, the City has been very successful in the creation of jobs with the use of local incentives such as Tax Incremental Financing, Tax Abatement and Economic Development Income Tax. Additionally, the City has the opportunities created by a major University and their Research Park. As for the demographic profile, the population's high number of persons in poverty is skewed by the student population and the traditional CDBG job training activities or micro enterprise activities do not work in West Lafayette.

Social Services

The City of West Lafayette funds social services that provide a diverse range of services that address issues and barriers experienced by a number of our citizens. The intent is to provide access to services that traditionally are not affordable to the extremely low income persons in an effort to provide basic needs and address barriers that prevent them from becoming self sufficient and improving the quality of their lives. The social services also provide the core of the City's Continuum of Care activities to address homelessness in the community.

The numbers reported are more than likely duplicated from agency to agency and in the past from year to year. In the 2005-09 Consolidated Plan we are addressing duplicated numbers with the implementation of the Homeless Management and Information System (HMIS) and requiring agencies to track recipients over the five year period. This is also required to measure outcomes. Both tools should yield a better indication of the number of persons receiving assistance. Please note that HMIS is not totally implemented so duplicated numbers between agencies are not yet available.

In 2007-08, there were three areas of services provided, Homeless Services, Self-Sufficiency and Work Related Services and Elderly Services. Homeless Services include emergency shelters, transitional shelter, prevention activities and supportive services for homeless persons, those at risk of becoming homeless and victims of domestic violence. Services are part of the Continuum of Care. Objective: Provide affordability, as in the case of prevention activities or accessibility/availability of services for the purpose of creating a suitable living environment for the homeless services. The goal is the number of persons with improved access to the social services. All homeless services are considered a High Priority. Agencies - programs receiving funds were: Lafayette Urban Ministry - Emergency Homeless Shelter, Mental Health America - Day Shelter, Lafayette Transitional Housing Center - Transitional and Supportive Services, YWCA - Domestic Violence and Intervention Prevention Program and Food Finders Food Bank.

Goals: 1,583 Persons. Accomplishments: 2,314 persons received services. These numbers were duplicated through services provided by different agencies and currently there is no means of differentiating between them. Total CDBG expenditures for Homeless Services in the report period were \$33,755.

Self-sufficiency and Work Related Services include services that remove barriers to self-sufficiency or provide support for lower income working persons. Objective: Provide economic opportunities and the accessibility/availability of services for the purpose of creating a suitable living environment. The access to affordable child care and health services allows lower income persons to remain employed or to become employed. The Family Self-sufficiency/Life Skills (FSS/LS) program provides access to supportive services in an effort to overcome barriers to self sufficiency. The goal is the number of persons with improved access to the social services. High Priority. Agencies funded were: Family Services, Inc., Family Self-sufficiency/Life Skills Program; Tippecanoe County Child Care and Tippecanoe Community Health Clinic, Health Referral Services.

Goals: 45 Persons. Accomplishments: 70 persons received services. In the last report period only the Community Health Clinic met their goals. In this report period, it was the only organization that did not. Total CDBG expenditures for Self-sufficiency and Work Related Services were \$27,140.07.

Elderly services enable persons to continue to be self-sufficient. Objective: Affordability for the purpose of creating a suitable living environment. The goal is the number of persons with improved access to the social services. High Priority. Agencies receiving funds were: Family Services, Incorporated, Homemaker Services Program and Tippecanoe County Council on Aging, Care-A-Van Transportation Program.

Goals: 50 Persons. Accomplishments: 48 persons received services. Family Services met their goals; Tippecanoe County Council on Aging did not. Total CDBG expenditures for Elderly Services were \$9,300.01.

Assessment: The goals are the number of unduplicated persons served. However, the reporting of unduplicated numbers do not represent the actual services provided since many services are long term and there are a number of repeat clients (duplicated). Child care, elderly services and the self sufficiency programs are examples of these activities. Some agencies, other than those providing homeless services did not meet their anticipated goals in this report period. In reviewing the agencies' numbers over the past three years, there seems to be fluctuations in the unduplicated count by all agencies. For instance, last year, the Community Health Services was the only agency in their category that exceeded their goal. This year, they were the only agency that did not. Last year, Family Self-Sufficiency/Life Skills was considered in trouble due to low numbers and a reduction or elimination of funding was considered. This year there was a significant increase in persons served, exceeding their goals six fold. There is really no explanation for this. However a contributing factor to the difference in unduplicated numbers is that the City has requested the agencies count duplicated persons over the five years covered by the con plan, rather than an annual basis as had been done in the past. At the end of year three, we are still determining the effect of this decision and even though unduplicated numbers may be down, the duplicated numbers and level of services are level or consistent for the majority of the programs.

For all public services we also need to consider that the funding levels have been flat for the last 5 years and during that time no reductions were made to the anticipated goals. Additionally, no consideration has been taken into account for obvious increases in the costs of providing services or the increase in the level of services. Therefore, we

do not anticipate reducing any funding at this time.

2. *Describe the manner in which the recipient would change its program as a result of its experiences.*

It is felt that no major changes are required in the City of West Lafayette's programs. The production of housing in a timely manner will remain to be a challenge given the circumstances as indicated in the previous sections.

It may become necessary for the City to provide additional lead safe training opportunities and possibly other incentives to increase the number of lead trained contractors.

We will continue to monitor the social service numbers to determine the effect of tracking clients over the five year period. Additionally, the city will start working with the social service agencies to determine the feasibility of unit pricing for the services in lieu of flat rate contracted fees.

3. *Affirmatively Furthering Fair Housing:*
 - a. *Provide a summary of impediments to fair housing choice.*
 - b. *Identify actions taken to overcome effects of impediments identified.*

The table in Appendix A states the identified impediments and the outcomes of activities taken in year 3 to address those impediments.

4. *Describe Other Actions in Strategic Plan or Action Plan taken to address obstacles to meeting underserved needs.*

The city continues to provide technical assistance to New Chauncey Housing, Incorporated. The City of Lafayette allowed New Chauncey Housing to access excess match in 2006/2007 that allowed NCHI to increase their HOME funding. Capital funding is no longer an issue to the organization.

The City encouraged and worked with New Chauncey Housing and all social services in seeking and applying for other funding to supplement and replace the decreasing CDBG funding.

5. *Leveraging Resources*
 - a. *Identify progress in obtaining "other" public and private resources to address needs.*
 - b. *How Federal resources from HUD leveraged other public and private resources.*
 - c. *How matching requirements were satisfied.*

The Code programs are funded by the City's local funds and are 50% self supporting by the assessment of fees. The code programs are done in an effort to revitalize and stabilize the core neighborhoods in conjunction with the CDBG programs.

All social services agencies have other funding sources, both public and private to address their needs. Many of the homeless providers apply for Emergency Shelter grants through the State of Indiana, Emergency Food and Shelter grants through FEMA and to HUD through the Super NOFA homeless funding opportunities. The

agencies include Lafayette Urban Ministry, Lafayette Transitional Housing Center, Mental Health America, YWCA and a non CDBG recipient, Salvation Army.

New Chauncey Housing, Incorporated struggled for a number of years with their ability to obtain match for the HOME program. Effective in the 2006-07 program year, the City of Lafayette allowed NCHI to access excess match that allowed the agency to increase their request for HOME dollars. This has greatly benefited NCHI in meeting their objective and mission in providing affordable housing in West Lafayette. As reported last year, the agency filed for property tax exemption through Tippecanoe County, but the County Assessor denied their request for the exemption. If it had been approved, the agency would have saved approximately \$6,000 in tax dollars annually and would have additionally provided future HOME match. The agency continues to work with the Assessor's office on this exemption.

As reported previously, the CDBG money for the land acquisition for Lincoln Park leveraged \$9,000 from the Park Foundation, which receives primarily private support to support park land acquisition and development. Additional local funds, in excess of \$12,500 and labor by the park department staff was used in the park development.

CDBG money is leveraged with other local funding to address the number one priority need of sidewalk and curb replacement and accessibility with curb ramp installations throughout the city. Local funds include Motor, Vehicle and Highway (MVH); Economic Development Income Tax (EDIT); and Tax Incremental Financing (TIF) to name a few.

Managing the Process

1. *Describe actions taken during the last year to ensure compliance with program and comprehensive planning requirements.*

The City of West Lafayette Department of Development is the responsible entity for the administration of the CDBG program. In developing the Action Plans, the Department follows the Citizen Participation Plan in providing notice of the grant availability to the community and city departments, collecting data and determining unmet needs, soliciting input and developing the priority of the needs and developing an annual allocation and plan for the grant.

The Department of Development worked with the City Engineer's Office, the designated project manager of all City infrastructure projects, the Parks and Recreation Department and other City departments as applicable to implement the projects identified in the Action Plan. The work involved actions to ensure the project would be in compliance as to location and completed in a timely manner. The department also works with the other departments on other regulatory requirements in order to ensure compliance and to achieve the goals set out in the five year plan.

As the City's only housing development organization, the Department of Development works closely with New Chauncey Housing, Incorporated on meeting the agency's objectives and the housing goals of the City. Department staff provides rehabilitation technical services and assistance in environmental compliance and other regulatory requirements as necessary. The staff also attends NCHI's monthly board meetings as a nonvoting member. Working with the agency in this manner helps the agency identify and meet their goals.

The City also works closely with all social service agencies. All agencies are notified of grant availability and are requested to submit proposals for funding. Additionally, through the monitoring process, routine contact is maintained with the agencies that allow the City to keep aware of issues and to ensure compliance with the annual objectives set by the agencies.

The development of the five year plan and annual actions plans are done in coordination and cooperation with the City of Lafayette. This comprehensive planning allows the Cities and the County to identify and develop a plan to address community wide issues such as poverty and homelessness.

The City will provide assistance to remediate residents if lead hazards are found in their houses and they were found to elevated lead levels in their blood. through the were found through the Tippecanoe County Health Department's screening to have elevated lead levels.

Citizen Participation

1. *Provide a summary of citizen comments.*

The public comment period was September 12 through September 26, 2008. The report is available at City Hall and on the City's website. The notice of the availability of the report was published in the Lafayette Journal and Courier newspaper of Friday, September 12, 2008.

2. *In addition, the performance report provided to citizens must identify the Federal funds made available for furthering the objectives of the Consolidated Plan. For each formula grant program, the grantee shall identify the total amount of funds available (including estimated program income), the total amount of funds committed during the reporting period, the total amount expended during the reporting period, and the geographic distribution and location of expenditures. Jurisdictions are encouraged to include maps in describing the geographic distribution and location of investment (including areas of minority concentration). The geographic distribution and expenditure requirement may also be satisfied by specifying the census tracts where expenditures were concentrated.*

See Page 2-5 for the executive summary and the resources and amounts expended on each goal.

See Appendix B for Project Locations. No projects took place in an area of minority concentration.

Institutional Structure

1. *Describe actions taken during the last year to overcome gaps in institutional structures and enhance coordination.*

The only identified gap in the institutional structure continues to be the sharing of information with the Tippecanoe County Health Department regarding identified lead hazards in housing. The Health Department is aware of our housing programs and that we are available to assist in addressing lead hazards in West Lafayette if found through the Health Department's screening activities.

Monitoring

1. Describe how and the frequency with which you monitored your activities.

The City monitors all social service subrecipients on an ongoing basis through the review of monthly or quarterly beneficiary reports and through an annual monitoring visit. The monitoring visit includes review of client files to determine income and residency eligibility and the City can review all aspects of grant management including procedures for beneficiary data collection, verification and reporting; all financial aspects; performance and contract compliance. Monthly or quarterly reports are reviewed and can result in a further review and technical assistance if goals are not being met or if needs are greater than the contracted services being provided. Demographic profiles and performance measurements of the beneficiaries are also tracked by this information. Contracts with subrecipients establish required performance goals based upon their grant proposals.

All capital improvement projects are managed by the Engineering Office; however the Development Department retains oversight of bid and contractual requirements, all environmental, labor and other regulatory compliance issues. All capital improvement contracts have pre-construction conferences, in which the regulations and all required documentation is reviewed and discussed. Partial and final payments on all projects are contingent upon approval of the construction by the City Engineer's office and the submission and approval of all required documentation to the Department of Development.

The City staff continues to provide technical assistance to New Chauncey Housing, Incorporated. Assistance includes rehab inspections and work write ups, assistance with lead requirements and environmental reviews and other regulatory requirements as necessary. City staff also attends monthly Board meetings as a non-voting board member. All housing projects, including client eligibility are reviewed on an ongoing basis and financial statements are reviewed monthly. Payments are made to the organization on a reimbursement basis, therefore supporting documentation and/or verification of expenditures made or work completed is reviewed as necessary. Monitoring of all projects is ongoing since the City is involved in project management. Additionally, weekly telephone conferences and monthly in person conferences occur with the executive director.

2. Describe the results of your monitoring including any improvements.

No issues were found with capital improvement or housing initiative projects during this report period.

No issues or findings were made of the eleven programs administered by nine public service agencies.

3. Self Evaluation

- a. Describe the effect programs have in solving neighborhood and community problems.*
- b. Describe progress in meeting priority needs and specific objectives and help make community's vision of the future a reality.*
- c. Describe how activities and strategies made an impact on identified needs.*

d. Identify barriers that had a negative impact on fulfilling the strategies and overall vision.

Our vision is to stabilize and revitalize the neighborhoods surrounding the Purdue University campus, by increasing homeownership, improving the appearance by infrastructure improvements and providing for amenities such as neighborhood parks that increase the quality of life for the low to moderate income residents. These core CDBG programs are coupled with the City administered code enforcement program which ensures safe and decent housing for the large number of persons residing in rental properties in the City through the enforcement of a minimum standards code. Combined with the systematic rental inspection program is nuisance code enforcement to ensure that minimum property standards are maintained especially in the high density areas that surround the Purdue Campus.

The stabilization of our neighborhoods continues to be a challenge, due to the large number of rentals present and the continuing trend of Purdue student parents purchasing single family dwellings for occupancy by their children. In many instances these investment properties also have rooms rented to additional unrelated individuals and do create density problems that include increased traffic, increased noise, substandard housing and an increase in property condition violations. This trend has also affected housing affordability by increasing competition for single family housing.

The City through the efforts of New Chauncey Housing continue to make progress in increasing the number of homeowners, but our gains are meager in comparison to the number of properties converted to rental use city wide. The issue of rental housing and property conditions and the effectiveness of code enforcement activities continue to be a concern with neighborhood associations and has been expressed in a number of public forums during the past few years.

As reported in previous years, the need for sidewalk replacement has been a major issue with the citizens and has routinely been a number one issue. Our evaluation indicates that the City's strategy to replace multiple city blocks of sidewalks and curbs has created a visual improvement in the neighborhoods and public response to these improvements is making progress in meeting the public's demand. Replacement in a timely fashion, which equates to affordability of all that needs to be done, remains a formidable task. Additionally, the City is seeing an increased concern on the need to increase accessibility.

Therefore, even with the gains, some would say that we have not been successful in the stabilization of our neighborhoods. Continued efforts will yield modest gains in homeownership and visual improvements will continue; however, a stop and reversal of the lucrative student housing growth in our community is an unreasonable expectation.

e. Describe how you provided decent housing and a suitable living environment and expanded economic opportunity principally for low and moderate-income persons.

As was stated in the assessment and above section the City's main emphasis of the CDBG program is to provide safe and decent housing and a suitable living environment for the large number of low and moderate income residents. Not only does the City provide homeownership and owner rehabilitation opportunities,

infrastructure improvements and social services but has a 32 year commitment in ensuring safe and decent housing for the large number of persons, the vast majority of low to moderate income persons living in rental housing through Code Enforcement activities.

As stated in the section on economic development, the City has chosen not to use CDBG funds to pursue economic development activities. Far more substantial, versatile and flexible funds are available to create jobs, such as Tax Incremental Funding, Tax Abatement and the Economic Development Income Tax. Through the use of these local funds, over 700 high end technical jobs in the Research Park and another 750 plus service industry jobs in the Levee. An additional to the TIF area that encompasses the Research Park occurred this year. It is anticipated that this additional TIF area has the potential to produce over 5,000 high tech jobs in the next 20 to 30 years. These numbers do not include spin off jobs that are estimated at 2.5 times the estimated number for the high end jobs at a regional level, many of which are entry level jobs.

f. Indicate any activities falling behind schedule.

The construction of sidewalk and curb projects is limited to the summer months when the University is not in session. It has been determined that this time period is better suited when there are fewer issues associated with the large student population and traffic. This decision adds nine months to these projects since the availability of funding and the start of school occurs in August. This has not been an issue since the City continues to meet timeliness guidelines, but may become an issue if there is a shift from housing activities to infrastructure projects. This is starting to occur with NCHI using more HOME funding instead of CDBG for rehabilitation activities and an area that will need to be monitored.

As discussed in the housing section, housing production is lagging due mainly to the lack of lead trained contractors and possibly problems with clients obtaining mortgages. The need for additional marketing is also indicated.

g. Identify indicators that would best describe the results.

For the actual indicators see the activity summary beginning on page 2 and in the narrative section on assessment starting on page 6.

The performance indicators for decent housing are:

The number of affordable units provided/assisted.

The performance indicators for suitable living environment are:

Sidewalk and Curb Replacement and Curb Ramp Installation

The number of persons that will no longer have access to substandard infrastructure (number of low/moderate persons in a census tract for area benefits and/or the number of disabled persons in a census tract).

Park, Recreational Facilities and Community Facilities

The number of persons that have access to a new or improved facility (number of low/moderate persons in a census tract for area benefits or those eligible recipients residing in a facility).

Social Services (for all services)

The number of persons that will have improved access to social service (the actual number of persons receiving services).

- g. Identify whether major goals are on target and discuss reasons for those that are not on target.*

Overall the major infrastructure and main housing initiatives goals are on target. There is concern on the lack of activity in direct homebuyers, owner rehabilitation and repair programs and increased marketing of these programs is needed.

- h. Identify any adjustments or improvements to strategies and activities that might meet your needs more effectively.*

It is felt that no adjustments or improvements need to be made to the strategy and activities at this time other than the ones stated in the assessment and in the self-evaluation sections.

Lead-based Paint

1. *Describe actions taken during the last year to evaluate and reduce lead-based paint hazards.*

The City through New Chauncey Housing, Incorporated continued to identify and address lead hazards in housing receiving rehabilitation assistance in accordance to lead regulations. Additionally, the City has informed the Tippecanoe County Health Department that it will work with them on any house in the City that has been identified as having a lead hazard through the Health Department's screening program. However, it should be noted that the State Board of Health's screening programs and follow up to identify lead hazards still screen only a small population in comparison to the potential number of persons at risk of lead poisoning based upon the age of housing in the community.

The City continues to make flyers available to contractors and landlords on the EPA regulations regarding the disclosure of potential lead hazards when remodeling pre-1978 housing. Flyers are also posted in the Department of Development and the Engineering Office, the office that is responsible for issuing building permits. The code enforcement notices on rental properties include information on potential lead hazards, the new disclosure information and the need to use trained contractors on observed defective paint surfaces. New flyers and information are being prepared in an effort to increase awareness of the new EPA rules.

The lack of trained contractors interested in doing lead work continues to be an issue. However, with the implementation of the new EPA regulations for renovation and remodeling contractors less than two years away, the City is hopeful that the lack of trained contractors will be resolved.

HOUSING

Housing Needs

*Please also refer to the Housing Needs Table in the Needs.xls workbook.

1. *Describe Actions taken during the last year to foster and maintain affordable housing.*

The City supports New Chauncey Housing, Incorporated with their housing programs with capital funding, administrative funding and technical assistance in an effort to increase the availability of affordable housing. The City of Lafayette with the increase in HOME funds has given the agency the opportunity to increase production of homeownership and rehabilitation opportunities. However, with the HOME funds as a grant to the homeowner, instead of upfront on the acquisition and the lack major rehabilitation projects the use of the funds is slower than anticipated.

The City also works with Lafayette in the administration of the HOME program as necessary. The City also supports the Lafayette Housing Authority in retaining or seeking additional Section Eight vouchers in order to provide housing to the lowest income persons.

There is no indication that any project based subsidized complex is opting out of the subsidy programs currently.

Specific Housing Objectives

1. *Evaluate progress in meeting specific objective of providing affordable housing, including the number of extremely low-income, low-income, and moderate-income renter and owner households comparing actual accomplishments with proposed goals during the reporting period.*
2. *Evaluate progress in providing affordable housing that meets the Section 215 definition of affordable housing for rental and owner households comparing actual accomplishments with proposed goals during the reporting period.*
3. *Describe efforts to address "worst-case" housing needs and housing needs of persons with disabilities.*

The City through the efforts of New Chauncey Housing has provided affordable housing opportunities; however, the need as stated in the Consolidated Plan vastly outnumbers these successes. The majority of the people served by NCHI are moderate income that becomes home owners. It would be impossible even if given unlimited funding and organizational capacity that the numbers of extremely low and lower income renters could be served. The market, availability of housing and opportunities are the limiting factors. Therefore, our goals will remain small and achievable within our expected funding amounts and the capacity to do the job.

The City has always looked for opportunities to address the worst case housing needs in the entire greater Lafayette community due to the higher cost of housing/land in West Lafayette. More affordable rental units due to less student demand are more

readily available in Lafayette and in the County; however, to provide housing to the very low income persons even in those areas requires deep rental subsidies.

There has been a large amount of housing built over the past 20 years that was required by State code to provide physically accessible units. However, those units do not address the increasing need for housing with supportive services for persons with disabilities and especially for those with low income who cannot afford the rental costs of newer units without a subsidy. This continues to be an unmet need in our community; however, the Mental Health America and Wabash Mental Hospital continue to work on proposals to address these needs through the HOME program.

Section 215: 4 of the homebuyer assisted completed projects met the guidelines for affordability under Section 215 qualifications.

The following are the demographic profiles of the families benefiting from the housing services provided through New Chauncey Housing, Incorporated. No minority or ethnic households were served during this report period.

Housing Initiatives		CDBG Funding Involved					Female	Section
Acquisition/Rehab	Project	Income	Size	Race/Ethnic	Head	215		
Address	Status				HH			
474 Maple Street	Complete	Low	Small	White	Yes	Yes		
283 Crum Court	Complete	Low	Large	White	Yes	No		
342 Lawn Avenue	Underway							
210 W Stadium Avenue	Complete	Very Low	Small	White	Yes	Yes		
619 Rose Street	Complete	Very Low Extremely	Small	White	Yes			
240 Schilling Drive	Complete	Low	Small	White	Yes	Yes		
460 Maple Street	Underway							
224 Dehart Street	Complete	Low	Small	White	No	Yes		
267 E Sunset Lane	Underway							
1105 Riverton Street	Underway							
214 Connolly Street	Underway							
Homeowner Major Rehab Assistance	CDBG Funding Only			No activity				
Repair Assistance	CDBG Funding Only							
137 Knox Drive	Complete	Extremely Low	Small	White	Elderly	Yes		
723 N Chauncey	Complete	Extremely Low	Small	White	Elderly	Yes		
Homebuyer Assistance	CDBG Funding Only			No activity				
Incomes:		Household Size:						
Extremely Low <30% MFI	Low >50%<80% MFI	Small Household of 1 to 4 persons						
Very Low >30%<50% MFI		Large Household of 5 or more						

Public Housing Strategy

1. *Describe actions taken during the last year to improve public housing and resident initiatives.*

There is no public housing in the City of West Lafayette. The city will continue to work with the Lafayette Housing Authority with their Section Eight existing housing voucher assistance program as necessary to maintain voucher assistance and to offer homeownership opportunities to voucher recipients.

Barriers to Affordable Housing

1. *Describe actions taken during the last year to eliminate barriers to affordable housing.*

The City continues to monitor all new policies and regulations for their effect on the affordability of housing. The City, after further review of the potential barriers identified in Regulatory Barrier Questionnaire found that those potential barriers that may affect the affordability of housing are more policy issues that at the present time have a negligible effect on the affordability.

Developers, especially of affordable housing projects, will be encouraged to develop housing through the planned development process that allows for more negotiation in complying with the zoning requirements.

HOME/ American Dream Down Payment Initiative (ADDI)

Not Applicable to the City of West Lafayette.

HOMELESS

Homeless Needs

*Please also refer to the Homeless Needs Table in the Needs.xls workbook.

1. *Identify actions taken to address needs of homeless persons.*

Social Service funding was provided for homeless services as part of the Community's Continuum of Care. Services include emergency shelters, transitional shelter, prevention activities and supportive services for homeless persons, those at risk of becoming homeless and victims of domestic violence. Agencies and programs receiving funds were: Lafayette Urban Ministry, Emergency Homeless Shelter; Mental Health Association, Day Shelter; Lincoln Center; Lafayette Transitional Housing Center; YWCA – Domestic Violence and Intervention Prevention Program and Food Finders Food Bank.

Lafayette Urban Ministry, the emergency shelter provider was undergoing strategic planning at the end of last year. They determined that there was a need to provide

increased intensive case management and to limit access to the shelter without entering into case management for the homeless individuals utilizing the shelter. These changes did decrease the numbers of those using the shelter long term and had the positive aspect of permanent housing for a number of their clients. These changes eliminated the need for a possible expansion of their shelter.

- 2. Identify actions to help homeless persons make the transition to permanent housing and independent living.*

Social Service funding for supportive services and case management was provided to Lafayette Transitional Housing Center (LHTC), Mental Health America (MHA), Lafayette Urban Ministries (LUM) and the YWCA-Domestic Violence Prevention and Intervention Program (DVIPP). All of these programs now provide intensive case management services to address emergency needs and follow up to assist in placement in permanent housing. LHTC, obviously is a major resource to assist for providing transitional housing with supportive services. MHA has been successful in creating supportive housing for those with mental health and substance abuse issues. The agencies provides supportive services including substance abuse services, mental health services, life skills training, educational services, job training and family support to families and individuals to assist in moving them from homelessness to permanent housing.

- 3. Identify new Federal resources obtained from Homeless SuperNOFA.*

Lafayette Transitional Housing Center received \$230,825 in SuperNOFA funds for their transitional programs and Lincoln Center.

Specific Homeless Prevention Elements

- 1. Identify actions taken to prevent homelessness.*

The key component of the local continuum of care to prevent homelessness is Lafayette Transitional Housing Center's supportive services and case management program. Intensive case management utilizing assistance programs through the Township Trustees, Lafayette Urban Ministry and Area IV Agency was provided for those at risk of homelessness.

The City of West Lafayette along with the City of Lafayette has taken an active role in working with the Homelessness Prevention and Intervention Network (HPIN), a network of homeless service providers. The HPIN continues to develop linkage in the provision of services to the homeless and those at risk of homelessness and assists in the implementation of the Continuum of Care.

Emergency Shelter Grants (ESG)

Not applicable to the City of West Lafayette.

COMMUNITY DEVELOPMENT

Community Development

*Please also refer to the Community Development Table in the Needs.xls workbook.

1. *Assessment of Relationship of CDBG Funds to Goals and Objectives*
 - a. *Assess use of CDBG funds in relation to the priorities, needs, goals, and specific objectives in the Consolidated Plan, particularly the highest priority activities.*

Only the high priority needs identified in the Consolidated Plan received CDBG funding in 2007-2008 program year.

- b. *Evaluate progress made toward meeting goals for providing affordable housing using CDBG funds, including the number and types of households served.*

As stated in the specific housing objectives section, all activities listed involved the use of CDBG funds to provide affordable housing opportunities. Only CDBG dollars are used for Homebuyer's Assistance and the Major Homeowner Rehabilitation programs.

In this year, 6 Acquisition/Rehab Projects were completed benefiting, 1 small extremely low income household; 2 small very low income households, 2 small low small income households and 1 large low income household. 5 of the 6 projects were female head of households. There were 2 repair assistance projects completed. Both projects were small, extremely low income elderly female head of households.

- c. *Indicate the extent to which CDBG funds were used for activities that benefited extremely low-income, low-income, and moderate-income persons.*

The City of West Lafayette established the five-year priorities in an attempt to maximize the benefit to low and moderate income persons and has been consistent in the annual allocations to address higher priority needs, specifically, the housing and infrastructure priorities. The City of West Lafayette in 2006-2007 expended 100% of the CDBG funds to benefit low to moderate income persons.

West Lafayette CDBG Beneficiaries	
Income Category	
Housing (households)	
Extremely Low Income	3
Very Low Income	2
Low Income	3
Total L/M Households	8
Non-housing (persons)	
Extremely Low Income	3,260
Very Low Income	977
Low Income	541
Total L/M Persons	4,778

2. *Changes in Program Objectives*

- a. *Identify the nature of and the reasons for any changes in program objectives and how the jurisdiction would change its program as a result of its experiences.*

In this report period, there were no changes in the program objectives.

3. *Assessment of Efforts in Carrying Out Planned Actions*

- a. *Indicate how grantee pursued all resources indicated in the Consolidated Plan.*

There were no other resources identified in the Consolidated Plan that the City intended on pursuing.

- b. *Indicate how grantee provided certifications of consistency in a fair and impartial manner.*

In this report period there were no requests made to the City of West Lafayette for certification of consistency with the Plan.

- c. *Indicate how grantee did not hinder Consolidated Plan implementation by action or willful inaction.*

It is felt that the City did not hinder the implementation of the Consolidation Plan by any action or willful inaction.

4. *For Funds Not Used for National Objectives*

- a. *Indicate how use of CDBG funds did not meet national objectives.*

All CDBG funds expended within this report period met a national objective.

- b. *Indicate how did not comply with overall benefit certification.*

100% of the funds were used to benefit low to moderate income persons.

5. *Anti-displacement and Relocation – for activities that involve acquisition, rehabilitation or demolition of occupied real property*

- a. *Describe steps actually taken to minimize the amount of displacement resulting from the CDBG-assisted activities.*
- b. *Describe steps taken to identify households, businesses, farms or nonprofit organizations who occupied properties subject to the Uniform Relocation Act or Section 104(d) of the Housing and Community Development Act of 1974, as amended, and whether or not they were displaced, and the nature of their needs and preferences.*
- c. *Describe steps taken to ensure the timely issuance of information notices to displaced households, businesses, farms, or nonprofit organizations.*

No persons were displaced during this program year as a result of a purchase by the City or New Chauncey Housing, Incorporated.

The properties acquired by New Chauncey Housing Incorporated were through voluntary sales by owners and resulted in no displacement of a low to moderate-income person. NCHI targets single family homes for acquisition that are or will be on the open real estate market with some of the current owners contacting NCHI and

offering the property to the organization prior to putting the property on the open market. One project was selected by NCHI to assist the tenant in the purchase of the property. No other property was occupied at the time of initial interest in the property by NCHI.

The procedures and notices for voluntary sales under the Uniform Relocation Act guidelines were followed. Notices indicating that the sale was voluntary and that NCHI did not have the power of eminent domain were sent to owners/sellers upon NCHI's interest in the property.

6. *Low/Mod Job Activities – for economic development activities undertaken where jobs were made available but not taken by low- or moderate-income persons*
 - a. *Describe actions taken by grantee and businesses to ensure first consideration was or will be given to low/mod persons.*
 - b. *List by job title of all the permanent jobs created/retained and those that were made available to low/mod persons.*
 - c. *If any of jobs claimed as being available to low/mod persons require special skill, work experience, or education, provide a description of steps being taken or that will be taken to provide such skills, experience, or education.*

As stated in the Consolidated Plan, the City of West Lafayette does not use CDBG funds for economic development due to the limited size of the grant. It has been determined that job creation can be done in the City of West Lafayette through other incentives including tax abatement and tax incremental financing.

7. *Low/Mod Limited Clientele Activities – for activities not falling within one of the categories of presumed limited clientele low and moderate income benefit*
 - a. *Describe how the nature, location, or other information demonstrates the activities benefit a limited clientele at least 51% of whom are low- and moderate-income.*

The City of West Lafayette requires 100% low/mod benefit for these services. All social services must verify income eligibility and residency of their clientele with the exception of the Food Finders Food Bank, which does not have direct beneficiaries. For eligibility the City requires that Food Finders allocate their costs of providing food to the other social service agencies that are funded by West Lafayette CDBG. We further require that they submit reports on the amount of food distributed to these agencies and we use those agencies' reported beneficiaries to determine who is receiving the benefit from Food Finders.

However, Food Finders was determined to be eligible because of the nature of the service of providing food to predominately low to moderate persons through a network of participating agencies throughout their service area. This determination was based upon a survey by the agency in 1997 in which it was found that 88% of those served were presumed beneficiaries as defined at CFR 24 570.208 (a)(2)(A) or low – moderate income persons.

8. *Program income received*
 - a. *Detail the amount of program income reported that was returned to each individual revolving fund, e.g., housing rehabilitation, economic development, or other type of revolving fund.*

The proceeds from the sale of acquired properties by New Chauncey Housing, Incorporated are used by the organization to purchase or rehabilitate other properties. Even though the agency retains the proceeds, they are accounted for by the City through IDIS. The program income reported in 2007-2008 by NCHI was \$314,086.53. This was more than the anticipated amount of \$200,000 due to successful sales by the agency.

b. *Detail the amount repaid on each float-funded activity.*

None

c. *Detail all other loan repayments broken down by the categories of housing rehabilitation, economic development, or other.*

Only housing as indicated above.

d. *Detail the amount of income received from the sale of property by parcel.*

283 Crum Court	\$98,534.00
240 Schilling Street	\$60,977.62
474 Maple Street	\$86,055.70
224 Dehart Street	\$94,517.69
210 West Stadium Avenue	\$81,361.07
619 Rose Street	\$87,292.09

9. *Prior period adjustments – where reimbursement was made this reporting period for expenditures (made in previous reporting periods) that have been disallowed, provide the following information: The activity name and number as shown in IDIS;*

- e. *The program year(s) in which the expenditure(s) for the disallowed activity(ies) was reported;*
- f. *The amount returned to line-of-credit or program account; and*
- g. *Total amount to be reimbursed and the time period over which the reimbursement is to be made, if the reimbursement is made with multi-year payments.*

None

10. Loans and other receivables

- h. *List the principal balance for each float-funded activity outstanding as of the end of the reporting period and the date(s) by which the funds are expected to be received.*

None

- i. *List the total number of other loans outstanding and the principal balance owed as of the end of the reporting period.*

16 loans with an outstanding principal balance of \$153,766.86.

- j. List separately the total number of outstanding loans that are deferred or forgivable, the principal balance owed as of the end of the reporting period, and the terms of the deferral or forgiveness.

Forgivable loans: 2 for 5 years (amortized 5 years). Principal balance, \$2,633.45

Forgivable loans: 10 for 10 years (full for 5 years, amortized 6 - 10). Principal balance, \$114,182.27

Forgivable loans: 3 for 15 years (full for 5 years, amortized 6 - 15). Principal balance, \$29,646.14

Repayable loan(s): 1 over 10 years at 3%. Principal balance, \$7,305.00

- k. *Detail the total number and amount of loans made with CDBG funds that have gone into default and for which the balance was forgiven or written off during the reporting period.*

No loans went into default in this report period.

- l. *Provide a List of the parcels of property owned by the grantee or its subrecipients that have been acquired or improved using CDBG funds and that are available for sale as of the end of the reporting period.*

The following single family homes were purchased by New Chauncey Housing, Incorporated and were for sale or in the process of rehabilitation at the close of the report period.

342 Lawn Avenue: Sale Pending

460 Maple Street: Rehabilitation in process

267 East Sunset Lane: Rehabilitation Pending

1105 Riverton Street: Rehabilitation in progress

214 Connolly Street: Rehabilitation Pending

9. *Lump sum agreements*

None

10. *Housing Rehabilitation – for each type of rehabilitation program for which projects/units were reported as completed during the program year*

- a. *Identify the type of program and number of projects/units completed for each program.*
- b. *Provide the total CDBG funds involved in the program.*

CDBG Rehab Expenditures by Program/Project			
	Soft Costs	Rehab Costs	Total Costs
Acquisition/Rehab			
283 Crum Court	\$0.00	\$16,652.91	\$16,652.91
474 Maple Street	\$0.00	\$0.00	\$0.00
210 W Stadium Avenue	\$0.00	\$78.67	\$78.67
619 Rose Street	\$0.00	\$17,052.13	\$17,052.13
224 Dehart Street	\$0.00	\$0.00	\$0.00
240 Schilling Street	\$0.00	\$0.00	\$0.00
Rehab			
	No Activity		
Repair Assistance			
723 N Chauncey Avenue	\$0.00	\$43.00	\$43.00
137 Knox Drive	\$0.00	\$0.00	\$0.00
Total Expenditures: 2007-08	\$0.00	\$33,826.71	\$33,826.71

c. *Detail other public and private funds involved in the project.*

HOME funds are used for rehabilitation for projects started in 2007 and for homebuyer assistance making the properties affordable. CDBG funds were used for rehabilitation projects started in prior years.

11. *Neighborhood Revitalization Strategies – for grantees that have HUD-approved neighborhood revitalization strategies.*

None

Antipoverty Strategy

1. *Describe actions taken during the last year to reduce the number of persons living below the poverty level.*

According to the 2000 Census, over 31% of the total population of West Lafayette is living below the poverty level; however, this number is known to be skewed by the University student population. Efforts to lower this high percentage of poverty will not be effective given the high number of University students estimated to be around 50% of the total population. However, through the efforts of the social services many non-student residents that are faced with a poverty situation can access a variety of services that can address the barriers to self sufficiency. Additionally, the Lafayette Housing Authority and New Chauncey Housing, Incorporated can provide housing opportunities. Furthermore, the aggressive economic development initiatives by the City, the University and other partners in the community have and will continue to create a wide range of job opportunities.

Promoted economic empowerment by supporting facilities, services, and activities aimed at developing the self-sufficiency of all low and moderate income residents.

Provided affordable child care for families that allow the parents to continue to work through Tippecanoe County Child Care.

Provided affordable health care to persons through Tippecanoe Community Health Clinic, Health Referral program.
Provided supportive services to persons to assist them in removing barriers to self-sufficiency through Family Services Incorporated.
Supported homeless prevention services for the "at risk" persons through Lincoln Center.
Supported the food bank in their efforts to feed lower income persons and families.

Provided economic development opportunities to lower income persons and families through:

The City has assisted in the creation of 728 high end technical jobs in the Research Park and another 763 service industry jobs in the Levee area through the city incentives of tax abatement, tax incremental financing and the economic development income tax since 1998. These numbers do not include spin off jobs that are estimated at 2.5 times the estimated number for the high end jobs at a regional level. It is felt that new job opportunities will continue to develop with the Research Park and with the continued redevelopment of the Levee area.

Provided affordable housing opportunities to house lower income persons and families through New Chauncey Housing, Incorporated.

NON-HOMELESS SPECIAL NEEDS

Non-homeless Special Needs

*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

1. *Identify actions taken to address special needs of persons that are not homeless but require supportive housing, (including persons with HIV/AIDS and their families).*

Supported elderly services that include homecare and transportation for the elderly, frail elderly and the disabled through Family Services Homecare Program and Tippecanoe Council on the Aging Care-A-Van.

Supported the Mental Health America housing with supportive services that can be accessed by those with mental health and/or substance abuse issues.

Emergency repair assistance was provided to a disabled elderly homeowner and to three elderly homeowners that will allow them to remain in their homes. This assistance was provided through New Chauncey Housing, Incorporated.

Specific HOPWA Objectives

Not applicable to the City of West Lafayette.

OTHER NARRATIVE

Include any CAPER information that was not covered by narratives in any other section.

Appendix A: Affirmatively Furthering Fair Housing

Program Year 2007-2008

Appendix A

CITIES OF LAFAYETTE AND WEST LAFAYETTE AND TIPPECANOE COUNTY 2005-2009

Fair Housing Plan: Actions to Address Identified Impediments
2007-08 CAPER with Years 1, 2 & 3 Accomplishments

Identified Impediment to Fair Housing Choice	Planned Actions	Organization(s) Responsible	Timetable for Completion/Outcome
<p><i>1) Outreach and education by the Human Relations Commissions and the Cities to address the lack of knowledge of a person's rights and a person's obligations under the law and how to access services to answer and address one's concerns.</i></p>	<p>1. Increase the interaction and the information sharing between the three Human Relations Commissions by encouraging at least 2 joint meetings annually.</p>	<p>Fair Housing Offices and Human Rights Commissions</p>	<p>Ongoing - One (1) community wide activity annually.</p>
<p>Year 1: Seminar for landlords and other interested parties was held in April, 2006. Staff from Indiana Civil Rights Commission and FHEO, HUD Indianapolis Office presented the seminar. Proper advertising was the main topic.</p>			
<p>Year 2: Seminar sponsored by WL HRC, in cooperation with the other HRC's for all interested parties including rental property owners regarding public accommodation with emphasis on accommodation in housing. Staff from ICRC presented the seminar. Held on 10/10/06.</p>			
<p>Year 3: 1) Joint seminar by all local HRC's on October 2, 2007 on diversity and discrimination.</p>			
	<p>2. Continue to support Vision 2020 Diversity Roundtable monthly meetings and encourage and participate in additional fair housing activities.</p>	<p>Fair Housing Offices, Diversity Roundtable (DRT) & Vision 2020 staff</p>	<p>Ongoing - 1. Have at least one diversity roundtable meeting annually to deal specifically with fair housing issues.</p>
<p>Year 1: 1) Diversity Roundtable meetings continued, however no fair housing topics were scheduled in 2005-06.</p>			
<p>2) Diversity Summit by Vision 2020 was in April. The emphasis of the seminars was about discrimination and its impact. Housing issues were discussed.</p>			
<p>3) Social Justice Conference was held in October. One session dealt with discrimination in our communities.</p>			
<p>Year 2: 1) Diversity Roundtable meetings continued. There were no fair housing topics scheduled in 2006-07; however, the general issue on increasing awareness of diversity became one of their 3 main actions.</p>			
<p>2) DRT revised their brochure around these 3 actions.</p>			
<p>3) YWCA has developed a luncheon series in keeping with their mission, which is offered in fall and the spring. 2nd of the series in the fall dealt with discrimination issues on prejudice and racism.</p>			

Year 3: Diversity Roundtable meetings continued. There were no fair housing topics scheduled in 2007-08.

	Fair Housing Offices, Diversity Roundtable & Vision 2020 staff	Ongoing - 2. Include discussions about fair housing and discrimination issues as part of the Vision 2020 updates when they occur.
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Year 1: No updates to Vision 2020 occurred in 2005-06.

Year 2: An update was completed in January 2007. The update stressed the continuation of the diversity roundtable and diversity summits to accomplish the mission of “is a safe, healthy and accessible community that embraces our rich history, culture and diversity”.

Year 3: No updates to Vision 2020 occurred in 2007-08.

	3. Increase public awareness of what “Fair Housing is”, what “discrimination is” and “what the protected classes are” to overcome the negative publicity and misinformation regarding the role of the Human Relations Commission this past year.	Human Rights Commissions Diversity Roundtable & Fair Housing Offices	Year 1 - Review all jurisdictions’ brochures and websites on fair housing. Identify public service agencies, neighborhood associations, community centers and University organizations and make brochures and other information available to them, including the availability of fair housing informational training.
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Year 1:

- 1) Have reviewed all websites and brochures and have made recommendations to the County HRC on website information.
- 2) Brochures were updated and have been distributed.
- 3) Met with the WL HRC and planned Fair Housing events for WL Global Fest in September, 2006. Events include children activities.
- 4) In cooperation with the WL HRC, a survey of WL landlords was in process of being mailed at the end of report period. The survey included questions to determine basic knowledge of Fair Housing.
- 5) An informational flyer is in process of being completed to be used in periodic mailings to WL landlords by the Code Enforcement Department.
- 6) Information was also made available to a large number of Purdue students living off - campus during the fall “Meet and Greet”, in which City and Purdue officials go door to door in West Lafayette neighborhoods with information packets. Information is made available to other Purdue students through the Dean of Students office (August 27, 2005).

Year 2:

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<p>1) Information was made available via “Meet and Greet” held on August 26, 2006.</p> <p>2) WLHRC had a table at the WL Global Fest, September 2, 2006. Fair Housing information was distributed along with Fair Housing activities for children. This festival promotes the ethnic and cultural diversity of the community.</p> <p>3) A landlord survey was conducted of West Lafayette landlords in the summer of 2006. A question asked the landlord’s knowledge of the fair housing laws. There was only a 37% response and of those, 71% indicated that they were familiar with the Fair Housing law.</p> <p>4) Landlord fair housing information flyer to be included in routine mailings was in process of being completed (delayed in Year 1 to see results of the above mentioned survey).</p> <p>5) Continuation of the distribution of flyers and brochures.</p>	
<p>Year 3:</p> <p>1) Information was made available via “Meet and Greet” held on August 22, 2007. Additional neighborhoods were included this year.</p> <p>2) HRC members attended Global Fest held on September 1, 2007. Diversity and Fair Housing information was distributed along with Fair Housing Activities for children.</p> <p>3) Distribution of Fair Housing Information Flyer for Rental Property Owners and Managers through periodic mailings by Code Enforcement. Landlord database of over 600 owners and managers operating within West Lafayette.</p> <p>4) HRC in collaboration with Purdue University promoted cultural diversity/discrimination through an essay contests in the public school.</p> <p>5) HRC promoted cultural diversity/discrimination through the use of t-shirts for those participating in youth soccer program.</p> <p>6) HRC promoted cultural diversity/discrimination through the use of street light banners throughout the city.</p> <p>7) HRC created Spanish version of their website.</p> <p>6) Continuation of the distribution of flyers and brochures.</p>	
<p>Fair Housing Offices</p>	<p>Year 2 - Increase public information by looking into the possibility of public service announcements, and inserts in utility billings and banking statements.</p>
<p>Not Completed</p>	
<p>Human Rights Commissions, Diversity Roundtable & Fair Housing Offices</p>	<p>Years 3 through 5 continue established activities.</p>

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	<p>4. Develop a client survey through the Lafayette Housing Authority and possibly other housing providers, as well as social service agencies to determine the public knowledge of fair housing.</p>	<p>Fair Housing Offices</p>	<p>Year 1 – Develop survey; identify appropriate survey respondents; distribute surveys and collect responses with anticipated 1000 respondents. Analyze responses and determine follow-up actions.</p> <p>Years 2 through 5 - Market and increase the number of survey responses by at least 20%. Review and analyze responses to revise AI and Fair Housing Plan accordingly.</p>
<p>Not Completed. A survey that will yield relevant data still has not been developed. Both cities are still researching other cities and seeking information on other surveys.</p>			
	<p>5. Continue the outreach, referral and educational activities of the Fair Housing Office as a consolidated effort by the Cities.</p>	<p>Human Rights Commissions Diversity Roundtable & Fair Housing Offices</p>	<p>Ongoing - Number of complaints filed and the resolutions of those complaints.</p>
<p><i>2) Marketing of homeowner programs to increase minority and ethnic homeownership. Educate and increase mortgage and financial companies' participation in marketing programs.</i></p>	<p>1. Increase minority and ethnic participation in homeownership programs by developing a marketing strategy.</p>	<p>Fair Housing Offices</p>	<p>Ongoing - Determine baseline of minority and ethnic participation. Increase the number of minority homebuyers benefiting from the agency homeownership programs and minority and ethnic participation in assistance programs by 10% each year.</p>
<p>No significant difference from data collected for 2005-2009 Consolidated Plan.</p>			
	<p>2. Work with leading financial institutions in</p>	<p>Fair Housing</p>	<p>Increase the number of minority</p>

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	the community to market homeownership to minority and ethnic populations.	Offices	homebuyers benefiting from homeownership programs marketed through those participating financial institutions by 5% annually.
Have been unable to develop interest in providing information.			
3) <i>Marketing of assistance programs to address disproportionate needs of minorities and ethnic persons in housing.</i>	Increase minority and ethnic participation in homeownership, rehabilitation and rental assistance programs by developing a marketing strategy.	Fair Housing Offices	<p>Year 1 - Determine baseline of minority and ethnic participation.</p> <p>Ongoing - Increase the number of minority and ethnic participation in assistance programs by 10% each year.</p> <p>Year 4: New Chauncey Housing, Inc. to complete and implement a marketing plan to increase minority participation.</p>
No significant difference from data collected for 2005-2009 Consolidated Plan. New Chauncey Housing, Inc. exceeded their minority participation goal for this year; however, increased marketing is needed in order to maintain minority and ethnic participation.			
Year 3: NCHI has completed a marketing brochure and is working on a marketing plan.			
4) <i>Further research in the areas of services to the disabled, elderly and persons with HIV/AIDS to determine if they have sufficient access to federally assisted housing.</i>	Work with the agencies that serve the disabled, elderly and persons with HIV/AIDS to determine if their clientele has sufficient access to federally assisted housing. Work with federally assisted housing providers to determine the demand for housing by those populations, and also determine how the existing housing is marketed.	Fair Housing Offices	Ongoing - Relevant data and analysis to assist in the development of programs or activities or marketing to address the need.
Additional and relevant data and partnerships with a variety of providers and social service agencies are needed to fulfill this goal. We			

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continue to request information from Wabash Valley Hospital, Area IV Council on Aging and Community Services and the Mental Health Association to identify the problem. It appears from the limited data that there is little or no need.

Record of Complaints/Inquiries 2007-2008

No complaints were filed with the West Lafayette Human Relations Commission during this time period.

No inquiries or concerns received by the West Lafayette Fair Housing office (DOD).

Appendix B: Project Locations

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Project Locations			
Map/Index	Address	Census Tract/ Block Group	Complete/ Underway
Housing Initiatives			
Acquisition/Rehab			
Project #1	224 Dehart Street	53/1	Complete
Project #2	474 Maple Street	53/1	Complete
Project #3	283 Crum Court	54/1	Complete
Project #4	210 W Stadium Avenue	53/2	Complete
Project #5	240 Schilling Drive	54/2	Complete
Project #6	342 Lawn Avenue	53/2	Underway
Project #7	619 Rose Street	53/1	Underway
Project #8	460 Maple Street	53/1	Underway
Project #9	267 E Sunset Lane	52/4	Underway
Project #10	1105 Riverton	52/4	Underway
Project #11	214 Connolly	53/1	Underway
Homeowner Rehab/Repair Assistance			
Project #12	137 Knox Drive	52/1	Complete
Project #13	723 N. Chauncey Avenue	51/2	Complete
Infrastructure			
Project #14	Salisbury St Sidewalk/Curb Project - Phase I	53/1	Complete
Project #15	Salisbury St Sidewalk/Curb Project - Phase II	54/1	Underway
Project #16	Friendship House Sidewalk Connector 1010 Cumberland Avenue	51/2	Underway
Community Facilities			
Project #17	Lincoln Park Development	53/1	Complete
Project #18	Fire Station #1	54/2	Underway
Not Mapped	Home With Hope Ferry Street	1001 Lafayette	Complete

West Lafayette, IN CDBG 08-09 Projects

